

Chairman Robert S. Knox called to order a meeting of the North Scituate District Review Committee (VDRC) on October 17, 2013 at 7:00 p.m. Members present were Sacha Anthony Hummel, Norma Knox and Mark Laprade. Michael Charland was absent.

Motion was made by Norma Knox and seconded by Sacha Anthony Hummel to accept the minutes of September 19, 2013, unanimously voted to accept.

APPLICATIONS

177- 179 Danielson Pike-Plat19 Lot 32-Signage. Brian Piccolo was present for the application. Mr. Piccolo informs the committee members about all the repairs that have been made to the building (replacement front window) and landscaping (grassy mound taken out and pavers were placed, this was done to make space more appealing to the eye. There will also be the addition of a raised planter with seasonal plantings.) . He also informed the members that there is a slight change to the sun symbol and color on the sign design. He also asked if the design could be changed to a square design and not an oval as presented. Chairman Knox stated that any approval given at this meeting is based on the design that is presented. If the applicant wants to change the sign, a new design sketch must be presented to the committee. Chairman Knox asked the applicant about lighting. Mr. Piccolo stated that he would be using two upward style lights. Chairman Knox informed Mr. Piccolo that only downward lighting is permitted and a design must be presented to the committee before approval is given. Mr. Piccolo

stated that he would be replacing the gutters and asked if approval for this was necessary. Chairman Knox stated “No” due to the fact that they are a replacement.

Motion was made by Sacha Anthony Hummel and seconded by Norma Knox to accept the application as presented, unanimously voted to accept.

OLD BUSINESS

. Chairman Knox informed the committee members that the side panels have been added to the front door at 169 Danielson Pike, making that application complete.

Chairman Knox stated that he doesn't completely agree with the Building Official decisions regarding applications for property located at 90 Danielson Pike (Enza's) and 623 West Greenville Road (North Scituate Baptist Church), he feels that there is nothing more the committee can do and recommends that the committee not appeal Mr. Provonsil decisions to the Zoning Board. Mark Laprade stated that there are no formal complaints from neighbors regarding either property. Chairman Knox reiterates the fact that neither applicant complied with what was approved for their application. Mark Laprade then states we have internally lit signs that don't comply with town regulations and nothing is being done. Chairman Knox stated that is was the town's responsibility to do that enforcing.

The committee members also discussed parking lots in the village district. The

Zoning regulations clearly states that parking lots shall be located to one side or behind

commercial buildings, particularly along Main Street, North Road, Danielson Pike,

Hartford Pike and West Greenville Road or other heavily traveled roads within the

villages. The concern this committee has is what about residential properties. A

homeowner has the right to have a cottage industry in their residence, the concern comes

with parking. What regulations are set forth to stop the homeowner from taking out their

front lawn and replacing it with pavement? This committee feels that other town

committees (zoning and planning) should look into this potential problem.

Motion was made by Norma Knox and seconded by Mark Laprade, unanimously

voted to send a letter to the Building Inspector, stating this committee's decisions

regarding the above stated properties and the concerns of parking lots. Attached to the

letter will be the minutes of September 19, 2013 meeting. Copies of this letter will be

sent to the Town Clerk, Town Council, Zoning Board and Planning Board.

GENERAL DISCUSSION

Mark Laprade informed the committee members his disapproval of businesses blocking off the side of the road, as to not allow parking in front of their business, during the Art Festival.

ADJOURNMENT

Motion was made by Sacha Anthony Hummel and seconded by Norma Knox to adjourn at 7:50 p.m., unanimously voted to accept.

Respectfully submitted,

Kathleen E. Blaine